

Staff Summary Report

City Council Hearing Date: 05/06/10

Agenda Item Number: ____

SUBJECT: Introduction and first public hearing for a Planned Area Development Overlay for LAKE COUNTRY VILLAGE located at 1030 East Baseline Road. The second public hearing is scheduled for May 20, 2010.

DOCUMENT NAME: 20100506dskko01 PLANNED DEVELOPMENT (0406) Ordinance No. 2010.08

COMMENTS: Request for **LAKE COUNTRY VILLAGE (PL090467)** (Paul Berkowitz V.P., LCV Property Inc., owner; Paul E. Gilbert, Beus Gilbert PLLC, applicant) for a redevelopment of the shopping center to include approximately 215,200 sf. of commercial, approximately 728,000 sf. of multi-family residential (430 dwelling units) and approximately 315,000 sf. of office, or 1,258,200 sf. combined building area, not including structured parking. The 25.45 acre site is located at 1030 East Baseline Road and is within the PCC-2, Planned Commercial Center General District. The request includes the following:

PAD10003 – (Ordinance No. 2010.08) Planned Area Development Overlay to establish development standards for building height, side-yard building setback and vehicle parking quantity.

PREPARED BY: Kevin O'Melia, Senior Planner (480-350-8432)

REVIEWED BY: Lisa Collins, Development Services Planning Director (480-350-8989)

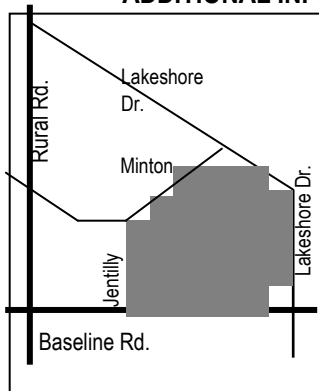
LEGAL REVIEW BY: Teresa Voss, Assistant City Attorney (480-350-8814)

DEPARTMENT REVIEW BY: Chris Anaradian, Development Services Manager (480-858-2204)

FISCAL NOTE: N/A

RECOMMENDATION: **Staff – Approval, subject to conditions**
Development Review Commission – Approval 6 – 1 (with modified conditions)

ADDITIONAL INFO:



Gross/Net site area	25.45 acres
Total Building area	1,258,200 sf. maximum (excludes parking structure)
Dwelling unit quantity	430 units provided (636 maximum allowed)
Density	16.90 d.u./ac. provided (25.00 d.u./ac. maximum allowed)
Lot Coverage	50 % maximum
Building Height PAD	55.00 ft. maximum (plus 10.00 ft. top of mechanical penthouse)
Building Setback PAD	0.0 ft. front, side & street-side yard, 30.00 ft. rear (minimum)
Parking Setback	20.00 ft. front & street-side yard (excludes structured parking)
Landscape Coverage	20 % minimum
Vehicle Parking PAD	2,591 minimum
Bicycle Parking	600 minimum

A presentation was favorably received at a March 4, 2010 neighborhood meeting. At the April 13, 2010 Development Review Commission hearing, a citizen expressed support but advocated design for disabled accessibility. The Commission (6-1) approved a Use Permit to add residential to the PCC-2 District and recommends approval to City Council for the P.A.D. Overlay. Included are modifications to conditions that shorten the period of approval for Use Permit and P.A.D. entitlements. The applicant separately has appealed the Use Permit condition of approval to City Council. The Use Permit appeal is scheduled to be heard on the same evening as the second public hearing for the P.A.D.

PAGES:

1. List of Attachments
- 2-4. Comments
5. Reasons for Approval
- 6-7. Conditions of Approval
- 8-9. History & Facts
10. Zoning & Development Code Reference

ATTACHMENTS:

- 1-5. Ordinance No. 2010.08
- 6-11. Waiver of Rights and Remedies form
12. Location Map
13. Aerial Photo
- 14-21. Letter of Explanation, dated March 5, 2010
- 22-26. Neighborhood Meeting Summary, dated March 4, 2010
27. Site Vignette Sketch
- 28-29. P.A.D. Title Sheet and Project Data Enlargement
30. Acknowledgement Letter from LCV Property Inc. to City Engineer, dated March 2, 2010
- 31-32. Conceptual Site Plans
- 33-34. Conceptual Landscape Plans
35. Conceptual Site Section
- 36-37. Conceptual Ground Floor Layout and Second Floor Layout
38. 3-D Site Models
39. Architectural Reference Images
40. Shared Parking Model
- 41-53. Site Photographs

COMMENTS:

Lake Country Village is located north of Baseline Road, south and west of Lakeshore Drive, south of Minton Drive (a private street) and east of Jentilly Drive (a private street). Wells Fargo Bank at northwest corner of Baseline and Lakeshore is not a part. The site is within the PCC-2, Planned Commercial Center General District. General Plan 2030 Land Use Map designation is Mixed-Use; General Plan 2030 Density Map is Medium to High, up to 25 dwelling units per acre.

Lake Country Village is a commercial shopping center that has existed since the early 1970's. The center is very well maintained but currently, a large portion of the center's commercial space is vacant. The current tenants are predominately clustered around the corner in the existing "L" shape building. Existing major site users include Pure Fitness and Big!Lots. The existing pads on Baseline in front of this part of the center are also in use and include Church's Chicken, Wendy's, Quizno's, Firestone Tire and Lychee Inn. In the past, the center has hosted AMC Six Theaters, Angel's, Furr's, J.C. Penney and Bova Contemporary Furniture.

LCV Property Incorporated (the owner) seeks to renovate Lake Country Village to retain the existing commercial component and add office and residential components. In their own words (from Attachment 30) *"...our proposed rezoning case (PL090467) is being sought to establish certain development parameters to meet future market demand in a mixed-use development format..."* With the goal of creating a mixed use product, a Use Permit request to insert residential in a commercial district has already been approved by the Development Review Commission and a Planned Area Development Overlay to establish site-specific development standards for a mixed-use project that are distinct from those for the underlying commercial zoning district is presented for consideration by the City Council.

On April 13, 2010 the Development Review Commission modified the Use Permit condition of approval (#12) and the P.A.D. conditions of approval (#2 and #9c) each by shortening the entitlement approval period by five years. The applicant seeks to restore the time period as presented in the April 13 Staff Summary Report. The applicant seeks to address the Council regarding conditions #2 and #9c and separately has appealed the Development Review Commission's condition of approval # 12 to the Council.

As reflected in the submittal exhibits, the development concept indicates most of the existing "L" shape building would be removed as the construction phases are completed. The 21,000 sf. building containing Pure Fitness is indicated to remain. At the west end of the site, two freestanding commercial buildings would be erected: a grocery would occupy one and the second, to the west, would be the new home of Big!Lots. Four sentinel buildings, arranged in a two by two pattern oriented toward Baseline, form the core of the revitalized site. These central buildings would contain ground floor retail fronts with office and possibly residential above, all over subterranean parking. Multi-family housing would line Lakeshore and the private Minton Drive. Walk-up "townhouse" dwellings would face the streets and the buildings would enclose internalized semi-public landscape courtyards over subterranean parking.

Within the renovated Lake Country Village, the sentinel buildings are separated with narrow, stylized drive lanes that are double-loaded with surface parking. The building entrances are buffered from parking with walkways and narrow landscape strips. The street and building interaction is geared to maximize business and customer interaction in an inviting sense of place. The 3-D site models and architectural reference images (Attachments 38 and 39) illustrate the proposed street character and the relationship of architecture to open, public space that the revitalized Lake Country Village seeks to emulate.

This request for a Planned Area Development Overlay includes the following development standard modifications for the site:

- Increase building height to 55 ft. and mechanical penthouse to 65 ft.,
- Reduce building side-yard setback to 0 ft. on the north to allow placement of the step-back plane at the property line, and
- Reduce overall parking quantity for the commercial, office and "townhouse" components by means of shared parking in the development.

For further processing, when this entitlement phase is complete, the applicant will be required to process a Development Plan Review for building, site and landscape design. In each phase of development, a Shared Parking Application will be required to validate the mixed-use parking model. A Subdivision Plat may also be sought to divide the development into smaller property parcels as well as a Horizontal Regime Subdivision to create individual for-sale condominium units for office, retail or residential ownership, if this is desired.

PUBLIC INPUT

- As a result of site posting and the applicant's neighborhood meeting mailer, staff received several communications of interest prior to the neighborhood meeting. In these communications, staff explained to the interested parties the nature of the planning entitlements requested with the goal of transforming Lake Country Village from a commercial center into a mixed-use development.
- A neighborhood meeting was held on March 04, 2010 from 6:30 p.m. to 8:00 p.m. at the Embassy Suites, 4400 South Rural Road. Development Services staff attended the meeting. Representatives from the Fransen Company and Beus Gilbert PLLC conducted the meeting. The meeting was well attended by interested neighbors as well as by business owners that are tenants in the center. The meeting was divided into three parts: 1) presentation of the development concept, 2) questions from the audience with response by the development team, 3) informal individual question and answer period. See attached summary of meeting provided by Beus Gilbert PLLC, (Attachments 22-26).
- After the neighborhood meeting staff received one anonymous telephone communication of concern from a business tenant in Lake Country Village. The concern had to do with the continued presence of existing businesses at Lake Country Village and how re-development would affect the present lease of this business owner.
- Overall, public comment has been positive, both at the neighborhood meeting and during staff/public communications prior to the Development Review Commission hearing on April 23, 2010.
- At the Development Review Commission hearing on April 23, a citizen addressed the Commission regarding accessibility of the mixed-use development to persons with disabilities. Of particular concern was the amount of disabled accessible parking and whether this quantity would be adequate if the overall parking quantity is reduced as part of the Planned Area Development Overlay. Staff met with the citizen on the day of the hearing and has this observation: since the request is to reduce overall parking from minimum 3,054 required to 2,591 required, the corresponding reduction in disabled accessible parking would be nine spaces, or two percent (2%) of the overall 463 parking space reduction. Both at the meeting with staff and at the hearing, the citizen indicated support for the project in concept but advocated for disabled accessible parking at each of the major business and office entrances as well as adequate disabled accessible parking for residential use. This reflects the reliance by persons with disabilities on vehicular transportation. The Commission thanked the citizen for making them aware of this issue and indicated the issue would be fully addressed at the Development Plan Review entitlement process.

PROJECT ANALYSIS

The proposal aims to revitalize the center and add residential and office components to the existing commercial (retail/restaurant) component. The areas proposed include 315,000 sf. of office, 728,000 sf. multi-family residential and 215,200 sf. commercial (1,258,200 sf. total area). The proposal has received from the Development Review Commission approval of a Use Permit request to add residential units to a PCC-2, Planned Commercial Center General District. On behalf of the proposal, the applicant requests of City Council the addition of a Planned Area Development Overlay (P.A.D.) to the PCC-2 District. This P.A.D. Overlay request includes three site-specific modifications to development standards.

PLANNED AREA DEVELOPMENT

The P.A.D. Overlay for this site specifically requests the following:

- *Increase allowable building height to 55 ft. with an additional 10 ft. height for mechanical penthouse and other uninhabited "top of house" functions.* Increase in height follows the height of existing residential development across Baseline (Lakefront) and existing commercial development to the northwest (Southwest Business Center) but at the same time provides a transitional height between these established developments in the surrounding commercial and residential neighborhood.
- *A parking quantity reduction for commercial (including restaurant and tavern) and office uses to 3.25 autos / 1,000 sf.* As part of this proposal, the applicant has applied the Shared Parking Model contained in the Zoning and Development Code, Appendix F, to this case. Refer to Attachment 40. The use of the Shared Parking Model indicates staggered peak demand for parking for retail, restaurant, bar and health club in conjunction with office and residential use. The staggered peak demands allow multi use of parking spaces during weekday and weekend periods.

- A reduction of the north side yard setback to 0 ft. The setback reduction is for the purpose of placing the step-back plane on the north property line to minimize the effect of the required 1: 1 step back on a building that (by condition of approval) is already set back minimum 30 ft. from the property line.

The following table represents (in bold text) the modified development standards that are proposed in this P.A.D. Overlay request.

Building & Site Standard	PCC-2 EXIST'G STANDARD (no PAD)	PCC-2 (PAD) PROPOSED STANDARD
Building height	40 ft	55 ft. main roof/parapet 65 ft. top of mech. penthouse
Building setback		
.....Front (east)	0.0 ft.	0.0 ft.
.....Side (north)	30.0 ft.	0.0 ft.
.....Street Side (south)	0.0 ft.	0.0 ft.
.....Rear (west)	30.0 ft.	30.0 ft.
Parking:		
.....Residential		
.....25- studio units	25.0	25.0
.....155 - 1 bedroom units	233.0	233.0
.....160 - 2 bedroom units	320.0	320.0
.....10- 3 bedroom units	25.0	30.0
.....80 - "Townhouse" units	160.0	160.0
.....Residential Guest (for 430 du)	86.0	86.0
.....Retail (164,200 sf.)	547.33	550.00
.....Restaurant/Tavern (24,000/6,000 sf.)	440.00	98.00
.....Fitness Center (21,000 sf.)	168.0	65.00
.....Office (315,000 sf.)	1,050.00	1,024.00
Total Vehicle Parking	3,054.00	2,591.00

Section 6-305 D. Approval criteria for P.A.D. Overlay:

1. The proposed land uses (*mixed-use consisting of commercial, office and residential*) are allowable in ZDC Part 3. This concept preserves the existing magnitude of retail/commercial area for Lake Country Village and adds office and residential components. There is no subtraction of retail from the center.
2. The development standards listed above, established as part of the P.A.D. Overlay District as well as those stipulated in Z.D.C. Part 4, will be the standards of conformance for development of this site. The increased height in conjunction with the side yard setback reduction, allowing placement of the step-back plane on the north side yard property line, assists in buffering office and residential neighborhoods to the north of Lake Country Village from Baseline Road. The overall parking reduction, following the use of the shared parking model of Z.D.C. Appendix F., allows efficient multi-use of parking spaces and avoids over-building of parking surfaces.
3. The conditions of approval are reasonable to ensure conformance with the provisions of the Zoning and Development Code.

Conclusion

Based on the information provided in the submittal, the public input received and the above analysis, staff recommends approval of the requested Planned Area Development Overlay.

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use and Projected Residential Density for this site.
2. The project will meet the development standards required under the Zoning and Development Code.
3. The Planned Area Development Overlay process was specifically created to allow for greater flexibility in development standards, including increased height, adjustment of setbacks and adjustment of required parking quantities for uses in this development, in exchange for a creative design that enhances the area and its surroundings. The reference images (Attachment 39) included with the submittal illustrate planning concepts that are evocative of existing architectural expressions in the vicinity, particularly in the Lakes (to the south) but also in the Cityscape apartment community (to the north). As listed by the architect, these include *A "Town Square" live/work atmosphere, village scale, pedestrian scale detail, signage and lighting, Lush landscape and street furniture, Stepped building forms, Outdoor café' seating, plazas, fountains, paseos, etc. and Shaded, pedestrian friendly, streets and connectors.* As an example that has impact beyond the development, the placement of residential on Minton, facing Cityscape, will strengthen the residential character of an already attractive, tree-lined street. The 3D site models (Attachment 38) indicate these planning concepts in broad stroke and the upcoming Development Plan Review process will serve to preserve and enhance these characteristics for Lake Country Village and its surroundings.
4. The proposed project meets the approval criteria for a Planned Area Development Overlay.

CONDITIONS OF APPROVAL:

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

PAD10003 CONDITIONS OF APPROVAL

General

1. This approval is based on conformance to conceptual drawings and exhibits submitted for the requests for a Planned Area Development Overlay and Use Permit except where amended by the conditions of approval indicated below and by governing Code and Ordinance Standards. The preliminary exhibits, dated 2/22/2010 except where noted, include the following:
 - a. Planned Area Development Title and Legal Description sheets 1 and 2.
 - b. Conceptual Site Plans sheets 3 and 5.
 - c. Aerial Photo of Site, sheet 4.
 - d. Conceptual Landscape Plans sheets 6 and 7.
 - e. Conceptual Site Section, sheet 8.
 - f. Conceptual Ground Floor and Second Floor Layouts, sheets 9 and 10.
 - g. 3D Site Models, sheet 11.
 - h. Reference Images, sheet 12.
 - i. Shared Parking Model: Monday through Friday and Saturday through Sunday, dated (received by C.O.T.) 2/26/2010.
 - j. Traffic Impact Analysis Baseline Road and Lakeshore Drive (revised), dated 3/11/2010.
2. A building permit for the first phase of this development shall be obtained on or before May 20, 2020 (as presented in the 4/13/10 D.R.C. staff summary report) **May 20, 2015 (as recommended by the D.R.C.)**, or the zoning of the property may revert to that in place at the time of application, subject to a public hearing.
3. The property owner(s) shall sign a waiver of rights and remedies form. By signing the form, Owner(s) voluntarily waive(s) any right to claim compensation for diminution in property value under A.R.S. §12-1134 that may now or in the future exist, as a result of the City's approval of this application, including any conditions, stipulations and/or modifications imposed as a condition of approval. The signed form shall be submitted to the Development Services Department no later than June 21, 2010 or the Planned Area Development Overlay approval shall be null and void.
4. Site clearing:
 - a. Obtain a demolition permit and remove the existing buildings, site and landscape improvements of Lake Country Village after concluding the tenancy in the buildings to the satisfaction of all parties.
 - b. Do not demolish the existing buildings, site and landscape improvements, including landscape in the public right of way, until a building permit for the succeeding development is issued, or until Development Services and Public Works Division waivers for this condition are granted.
 - c. Prior to demolition, coordinate with Public Works Department the salvage of existing fixtures and trees in the right of way.
5. The Planned Area Development for Lake Country Village shall be put into proper engineered format (sample is available from the Planning Division), sealed by an Arizona registered architect or registered professional engineer, fitted with appropriate signature blanks and kept on file with the Community Development Department. Complete this process prior to the issuance of building permits.
6. Maximum height of the building, as measured from the top of curb adjacent to the center of the front-yard of the site, to the highest portion of the roof or parapet of the building shall not exceed 55'-0". Increased height exception is allowed for non-inhabited structures in accordance with ZDC Sec. 4-205 (A), including for roof-top mechanical penthouses, but the height of these structures may not exceed 65'-0". Similarly, architectural appurtenances such as antennae, communications equipment or flagpole may not extend above 65'-0". The height of inhabited open air balconies or roof decks may not exceed the height of the highest inhabited floor level within the building.
7. The minimum side yard building setback along the north property line shall be 0'-0". This setback reduction is established solely to allow the location of the step back plane on the north property line. The north elevations of the building shall be set

back minimum 30'-0" from the north property line.

8. The minimum required quantity of vehicle parking spaces for the building shall be 2,591 spaces for the mix of units as presented. The development shall conform to the following with respect to vehicle parking:
 - a. The residential component includes 430 dwelling units in buildings that are exclusively for residential use. The mix of unit types may be modified at time of Development Plan Review. Minimum parking for each studio, one and two bedroom units as well as minimum residential guest parking per all units (including three bedroom and "townhouse") shall be as per the ZDC Sec. Table 4-603(E) or 1.0, 1.5, 2.0 and 0.2 spaces, respectively. 2.0 spaces are required per "townhouse" regardless of the amount of bedrooms per "townhouse". Minimum parking for each three bedroom unit shall be 3.0 spaces.
 - b. The potential of an additional 175 dwelling units above commercial and office portions of the development shall be parked per ZDC Sec. Table 4-603(E). The overall quantity of residential dwelling units may not exceed the maximum allowable density of residential units for the site.
 - c. The commercial and office components shall be a maximum of 215,200 sf. of commercial area composed of retail, service, and indoor and outdoor restaurant and tavern uses, and a maximum of 315,000 sf. of office area composed of general and medical office. The parking standard commercial and office areas shall be 3.25 spaces per 1,000 sf.
 - d. With each succeeding phase of development that modifies the parking standard, submit a Shared Parking Application and Amended Planned Area Development Overlay request to validate the parking quantity for the site with the specific mix of uses for that phase. Incorporate the minimum required and provided parking quantities into the Building Safety Division's parking file during plan check submittal for each construction phase.
9. Traffic Signal on Baseline Road:
 - a. The Developer shall undertake traffic signal design and installation of signal mast foundations and associated sub-grade infrastructure as part of the first phase of development.
 - b. The Developer shall contribute to the City an amount equal to One Hundred Ten Thousand Dollars (\$110,000.00) for future installation of traffic signal masts, lights and associated items. The contribution shall occur prior to issuance of building permits for first phase of development.
 - c. The City shall complete traffic signal installation after issuance of building permits for final phase of development or sooner if signal warrants are met and accepted by the City. This condition shall become null and void if signal is not warranted and issuance of building permit for final phase of development is not granted by May 20, 2022 (as presented in the 4/13/10 D.R.C. staff summary report) **May 20, 2017 (as recommended by the D.R.C.)**. If this condition becomes null and void, the City shall refund the amount equal to One Hundred Ten Thousand Dollars (\$110,000.00) to the Developer.
10. The developer must provide a final Traffic Impact Study prior to any submittal for a building permit.
11. The developer must receive approval of the final Traffic Impact Study from the Transit Studies Division prior to issuance of a building permit.

HISTORY & FACTS:

- March 28, 1968 City Council approved a Zoning Map Amendment from R-1, One Family Residence District to PSC-2, Planned Shopping Center District for a proposed shopping center located at the north east corner of Rural and Baseline Roads.
- April 10, 1968 City Council approved the General Plan of Development for Country Club Center, a Regional Shopping Center Base Line Road & Rural Road Tempe, Arizona. The proposed shopping center site area was originally 49.82 acres including 7.04 acres which was dedicated for half streets of Lakeshore Drive and the (re-aligned) Rural Road. At this time of this entitlement the right-of-way line on the north of Base Line Road was the southern boundary of the City of Tempe. The document was recorded on April 19, 1968 in Book 118, Page 12 of Maricopa County records.
- March 02, 1971 Design Review Board approved the request by Lake Country Village for site plan, building elevations, landscape plans and a sign package. This was the main design review approval that preceded the construction of the shopping center.
- October 14, 1971 City Council approved the Amended General Plan of Development for Lake Country Plaza (formerly Country Club Center). This is the 1st Amendment to the General Plan of Development. The document was recorded on November 19, 1971 in Book 143, Page 38 of Maricopa County records.
- May 19, 1977 City Council approved the 2nd Amended General and Final Plan of Development for Lake Country Village. The document is erroneously labeled the "Final Development Plan". Included with this 2nd Amended General and Final Plan of Development are a variance to allow a six (6) ft. high masonry trash enclosure walls in the front yard setback, eight variances for signage and a use permit to allow an auto repair facility on Pad 5 in the PCC-2 District. The document was recorded on June 10, 1977 in Book 190, Page 30 of Maricopa County records.
Note: of the eight variances that concern signs, seven (A., B., C., E., F., G. and H.) address specific portions of the existing development. One variance concerns the overall center and is as follows:
D. Allow an additional freestanding center identification sign, 24 sf. area and eight (8) ft. height, to be located along Baseline Road.
- October 12, 1978 City Council approved the 3rd Amended General and Final Plan of Development for Lake Country Village. The document is also erroneously labeled the "Final Development Plan". The document was recorded on October __, 1979 and was placed in Book 216, Page 36 of Maricopa County records.
- November 28, 1979 Board of Adjustment approved a variance to allow one (1) additional center identification sign.
- December 10, 1987 City Council approved the 4th Amended General and Final Plan of Development for Lake Country Village. The document is erroneously labeled the "Second Amended...Plan of Development". Included with this 4th Amended General and Final Plan of Development is a variance to waive landscape islands after every fifteenth parking space. The document was recorded on _____, 1989 (the date is obscured on the document).
- April 30, 1992 City Council approved the 5th Amended General and Final Plan of Development for Lake Country Village. The document is erroneously identified as the "Third Amended...Plan of Development" and was recorded (1992-317912) on June 11, 1992 in Book 350, Page 44 of Maricopa County records.
- October 19, 1999 Hearing Officer approved variance request by Lake Country Village to convert three (3) existing freestanding center identification signs to freestanding multi-tenant signs located at 1050 East Baseline Road in the PCC-2, Planned General Commercial Center District.
Note: This variance no longer applies. The ZDC allows free-standing multi-tenant signs.

October 24, 2002	<p>City Council approved the request by Lake Country Village (SGF-2002.76) for an Amended General and Final Plan of Development consisting of 196,305 sf. on 24.4 net acres located at 1102 East Baseline Road in the PCC-2, Planned General Commercial Center District consisting of two sign variances. There were no other changes to the center. A document for this Amended General and Final Plan of Development was not recorded.</p> <p>Note: Both of these variances concern sign area for Pads 2 and 3 (Church's Chicken and Wendy's, respectively) and are modifications of two earlier sign variances (F & G) granted on May 19, 1977.</p>
April 10, 2003	<p>City Council approved the <u>6th Amended General Plan of Development for Lake Country Village and a Final Plan of Development for Quizno's</u> (SGF-2003-13). Lake Country Village consists of existing 201,520 sf. buildings of commercial use on 24.4 acres. The proposed Quizno's (the site of Winchell's donuts) is a 1,534 sf. restaurant located at 1118 East Baseline Road in the PCC-2, Planned General Commercial Center District. No new variances or use permits are requested with the application. The document was recorded (2003-0812999) on June 24, 2003 in Book 640, Page 42 of Maricopa County records.</p>
March 02, 2004	<p>Hearing Officer approved a use permit request for the outdoor patio for Pad 4--Quizno's (BA040021). Subsequently, Development Services staff administratively processed the <u>7th Amended General and Final Plan of Development for Lake Country Village</u> (SGF-2004.20). This development plan has been amended to show additional outdoor dining area for Quizno's. Revised parking quantities are indicated on the document. The document was recorded (2004-0539992) on May 14, 2004 in Book 685, Page 41 of Maricopa County records.</p>
August 17, 2004	<p>Design Review Board staff approved the addition of a colonnade on the south side of Building 'Y' of Lake Country Village (DRB04141). Subsequently, Development Services staff administratively approved the <u>8th Amended General and Final Plan of Development for Lake Country Village</u> (SGF-2004.62). This development plan has been amended show the creation of a freestanding sign band for building 'Y'; use and parking quantity for the site are unchanged. The document was erroneously labeled the "7th Amended...Plan of Development." The document was recorded (2004-1468502) on December 14, 2004 in Book 718, Page 34 of Maricopa County records.</p>
March 4, 2010	<p>The Lake Country Village Development Team conducted a neighborhood meeting to fulfill the requirement of ZDC Sec. 6-402. The meeting included a presentation of the development concept followed by a question and answer period with the development team and citizens attending the presentation.</p>
March 23, 2010	<p>The Development Review Commission continued the request by Lake Country Village located at 1030 East Baseline Road in the PCC-2, Planned Commercial Center General District. The continuance was made to the April 13, 2010 D.R.C. Hearing and was made at the request of the applicant.</p>
April 13, 2010	<p>The Development Review Commission, by a vote of six to one, approved the Use Permit to allow residential component to a PCC-2 District. By the same vote, the Development Review Commission recommended approval of the following to City Council: a Planned Area Development Overlay to establish development standards for building height, side-yard building setback and vehicle parking quantity. The project is located at 1030 East Baseline Road in the PCC-2, Planned Commercial Center General District.</p>

Summary of existing entitlements for this property that will remain in effect:

- Variance to allow six (6) ft. high masonry trash enclosure walls in the front yard setback (City Council, May 19, 1977).
- Variance to allow one (1) additional freestanding center identification sign, 24 sf. area and eight (8) ft. height, to be located along Baseline Road (City Council, May 19, 1977).
- Variance to allow one (1) additional center identification sign (Board of Adjustment, November 28, 1979)
- Variance to waive required intermediate landscape islands every fifteenth parking space (City Council, December 10, 1987).

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-305, Planned Area Development (PAD) Overlay districts